

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 17 August 2009, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook, CA 92028

MINUTES

Meeting called to order at 7:00 PM by Vice Chair Harry Christiansen, who led the assembly in the Pledge of Allegiance.

13 members were present, Anne Burdick, Jean Dooley, Donna Gebhart, Tom Harrington, Ron Miller, Roy Moosa, Steve Smith, Paul Schaden, Harry Christiansen, Jack Wood, Michele Bain, Jackie Heyneman, Eileen Delany. Jim Russell and Bill Bopf were excused.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

Ms. Walson spoke of Rainbow Water District's need for the approval of it Proposition A and the dire result if the proposition fails. Also she had concerns about protecting oak trees that stand in road and utility easements.

2. Approval of the minutes for the meeting of 20 July 2009. Voting item.

Ms. Bain motioned that the minutes be approved and the Group unanimously approved the motion.

3. Request for Waiver of "B" Community Design Review Special Area Regulations for a site plan for the conversion of service bays to Office & mini-mart in existing gas station at 1202 S. Main Ave.. Applicant: Javier Faodoa, Garry Engineering (858) 483-0620, jf217@aol.com County Planner Debra Frischer, debra.fischer@sdcounty.ca.gov Continued at the July FCPG meeting. **Design Review Committee.** Community input. Voting item.

The project was presented by Mr. Faodoa. The request centered on the request to approve a more country-like facing to the exterior of the building in lieu of the basic convenience store box-like appearance. Ms. Delany reported that the Design Review Committee had reviewed the project, but had not seen the alternative facing of the building. She commented that it was much more attractive than the box-like facing that had been presented. Harry Christiansen expressed concerns with the condition of the paving at the site. After limited discussion, Ms. Delany motioned that the alternative facing of the building be approved and requested that the developer improve the paving at the site, where necessary, in his site development. The motion passed unanimously.

4. The county has released for comment the Proposed New County General Plan and the related EIR plus several other documents pertaining to the new general plan. The comment period runs until 31 August 2009. Those documents can be viewed at the Fallbrook Library and at other locations listed on the General Plan Update Website. Those documents can also be viewed at the General Plan Update Website <http://www.sdcounty.ca.gov/dplu/gpupdate>. **Land Use, Circulation, Parks & Rec, Public Facilities & Design Review Committees.** Community input. Voting item.

Each Chair of the Planning Group's Committees read their Committee's recommendations. All had comments.

Ms. Walson stated that she had concerns with the General Plan not placing further restriction on waste water treatment facilities, reclaimed water utilization and land fill development.

With limited further discussion, Mr. Harrington motioned that all the committee minutes and comments be attached to the minutes of this meeting then forwarded to the Department of Planning and Land Use in response to their request for review. The motion passed unanimously.

5. Request of Waiver of B Community Design Review Special Area Regulations for a permanent community banner that will span Main Street from El Real Hotel Building 125 South Main Street across to Oak Tree Suites Building, 120 South Main Street. Banner will be 30 ft long by 30 inches high. This program would be managed by the Fallbrook Area Visitors Bureau and the first banner would announce the new "Fallbrook Town Center Certified Farmers Market" opening Sunday, September 6th. Use would be allowed by application of community non-profits for their events. Contact Don McDougal. Don@grandtradition.com. County Planner: Debra Frischer. Debra.frischer@sdcounty.ca.gov. Community Input. Voting Item

The project was presented by Mr. McDougal. The request centered on the request to approve a permanent banner across Main Street to advertise non-profit functions. Ms. Delany reported that the Design Review had reviewed the project but several members of the committee had reservations about authorizing the request. Ms. Delany stated that she had researched the issue with Mr. Bunnemeyer and Ms. Frischer of DPLU and neither had objections to the request. Ms. Delany further reported that the committee had approved the request with a vote of 5 in favor 3 against and 1 abstention.

Mr. Christiansen felt that the Department of Public Works should be consulted on the request. Additionally, he had concerns that the regulations for this type of request should be reviewed and modified if necessary. Mr. Christiansen felt that Board Policy J-5 might be an impediment to this request. He suggested a three-month delay to study the request. Mr. Moosa stated that while he did not basically object to the request he felt as if he was being rushed into a decision on the sign, the location and the management of the sign. Ms. Burdick felt the banner possibly violated existing regulations. Ms. Heyneman stated that the request seemed reasonable and motioned that the request be approved for a 6-month period and to be reviewed at that time. Mr. Harrington agreed with Mr. Christiansen that DPW controlled the right of way and that a banner over the road should be reviewed by them as well. He then asked Ms. Heyneman to consider modifying her motion approving the project to include DPW review of the request. Ms. Heyneman agreed to the modification. The motion got 7 affirmative votes (Tom Harrington, Jackie Heyneman, Paul Schaden, Steve Smith, Jean Dooley, Ron Miller and Eileen Delany). Mr. Christiansen declared there was no further action to be taken since 8 votes are required for approval. The lack of a position on the motion closed the discussion with no further action taken.

6. Request from Palomar Community College, North Education Center site for a parking prohibition along "Horse Ranch Creek Road" from SR-76 north to Steward Canyon Road/Pankey Road. Contact person; Jeff Barfield, RBF Consulting, 858. 614. 5027. County planner Jerry Moriarty, Department of Public Works, 858 / 495-5141. **Circulation committee**. Community input. Voting item.

The project was presented by Mr. Barfield. After limited discussion Mr. Wood motioned that the parking prohibition be approved. The motion passed unanimously.

7. Reimburse the North County Fire Protection District \$208.66 for copying FCPG materials for the period 4/10/08 to 12/4/08. Community input. Voting item.

Mr. Harrington moved that the payment of the bill be approved. The motion passed unanimously.

The meeting was adjourned at 9:35 pm.

Tom Harrington, secretary